MAP BOOK 39 Page 138

A PART OF A PLANNED UNT DEVELOPMENT

CHESSER RESERVE POOL

SITUATED IN THE NORTH 1/2 OF SECTION 27,
TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
CARL DANIEL MOORE
REG. L.S. NO: 12159
5511 HIGHWAY 280 E, SUITE 314
BIRMINGHAM, ALABAMA 35242
(205) 991-8965

OWNER:
CHESSER PLANTATION, LLC
3570 GRANDVIEW PARKWAY, STE 100
BIRMINGHAM, ALABAMA 35243
(205) 969-4953

MORTGAGEE:
BANCORPSOUTH
4680 HIGHWAY 280 EAST
BIRMINGHAM, ALABAMA 35242

0 20' 40' 80'

SCALE: 1"= 20' DATE: FEBRUARY 21, 2008

CITY OF CHELSEA JURISDICTION

COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION TO DESIGNATE MINIMUM SETBACK REQUIREMENTS

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF BUILDING TO BE SERVICED.

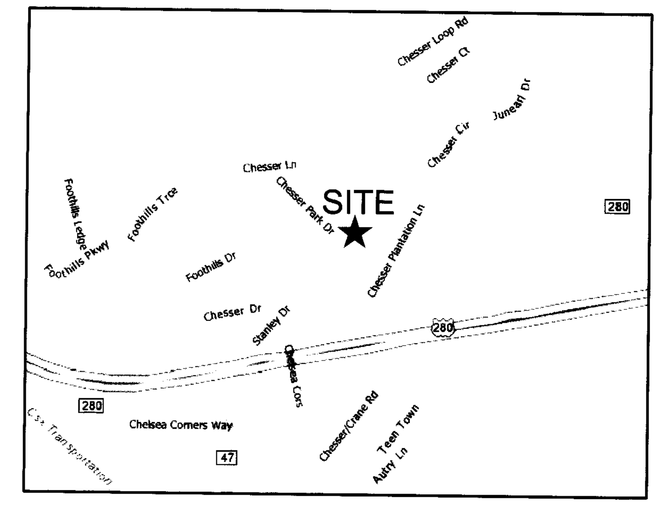
"CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEM."

"NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION."

NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" UNSHADED AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP PANEL NUMBER 010432 0235 D CITY OF CHELSEA, SHELBY COUNTY, ALABAMA, DATED: SEPTEMBER 29, 2006.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SHELBY COUNTY & CITY OF CHELSEA SUBDIVISION REGULATIONS.



STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Carl Daniel Moore, a registered Land Surveyor, in the State of Alabama, and William L. Thornton, III, as President of The Crest at Greystone, Inc., as Manager of Chesser Plantation, L.L.C., an Alabama limited liability company, Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor, and that said survey and this plat or map was made at the instance of said Owner; that this plat or map is a true and correct map of the lands shown therein and known or to be known as CHESSER RESERVE POOL, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the survey of CHESSER RESERVE PHASE I, as recorded in Map Book 38, Page 115 A-B , and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said signee also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except with Bancorpsouth.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

DATE: 03-25-08

BY: Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

ALABAMA REGISTERED No. 12159 PROFESSIONAL LAND SURVEYOR CARL DANIEL MOORE

CHESSER PLANTATION, LLC, AN ALABAMA
LIMITED LIABILITY COMPANY, OWNER:

BY: THE CREST AT GREYSTONE, INC.
ITS: MANAGER

BY: _____
WILLIAM L. THORNTON, III
ITS: PRESIDENT

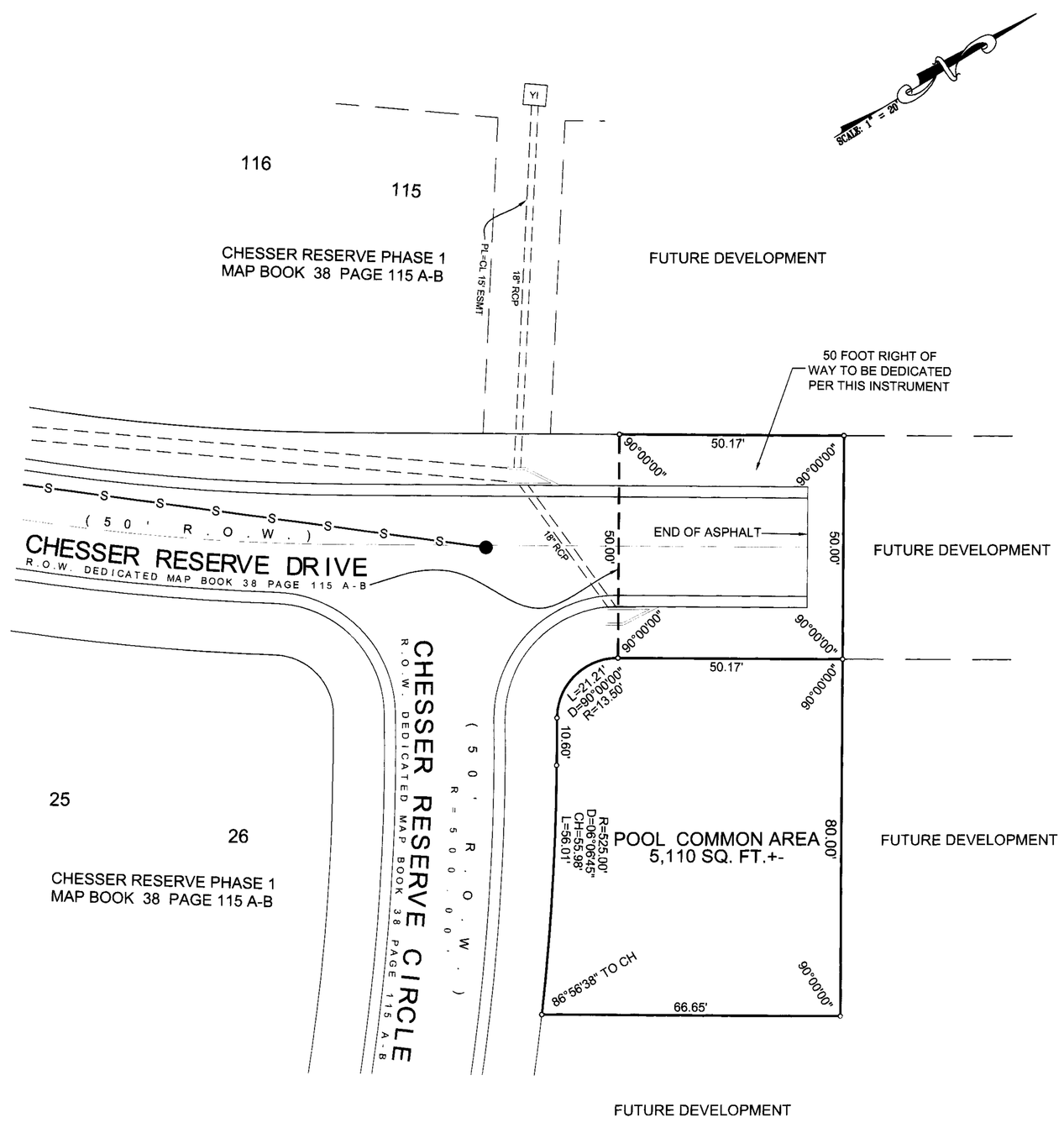
BANCORPSOUTH, MORTGAGEE:

BY: Bryan Shanahan

ITS: VICE PRESIDENT

MAPCHECK: GDM 2-20-08
JOB NUMBER: 88219
ACAD\PROJECTS\CHESSER RESERVE\CHESER RESERVE POOL

LEGEND
AC: ACRES
B-B: BACK TO BACK
BC: BACK OF CURB
BRG: BEARING
CA: COMMON AREA
CH: CHORD
CL: CENTERLINE
d : DEFLECTION ANGLE
D : DELTA ANGLE
E: EAST
EP: EDGE OF PAVING
ESMT: EASEMENT
EX: EXISTING
FD: FOUND
FH: FIRE HYDRANT
GI: GRATE INLET
HW: HEADWALL
INL: INLET
JB: JUNCTION BOX
L: LENGTH
M.B.: MAP BOOK
MH: MANHOLE
MIN: MINIMUM
N: NORTH
NO.: NUMBER
PG: PAGE
R : RADIUS
RCP: REINFORCED CONCRETE PIPE
REC: RECORD
ROW: RIGHT OF WAY
S: SOUTH
SAN: SANITARY
SS: STOP SIGN
SQ FT: SQUARE FEET
STM: STORM
T : TANGENT
W: WEST
YI: YARD INLET
STORM SEWER
STORM SEWER MANHOLE
WATERLINE —W— W—
±: MORE OR LESS
°: DEGREES
': MINUTES, IN BEARINGS OR ANGLES
": SECONDS, IN BEARINGS OR ANGLES
': FEET, IN DISTANCES



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned , as Notary Public in and for said County in State, hereby certify that Carl Daniel Moore, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act of said Land Surveyor, on the day the same bears date.

Given under my hand and seal this the 25th day of MARCH, 2008.

BY: _____
Notary Public

My commission expires: 1-10-09

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that William L. Thornton, III, whose name is signed to the foregoing instrument as President of The Crest at Greystone, Inc., as Manager of Chesser Plantation, L.L.C., an Alabama limited liability company is signed to the foregoing instrument and who is known to me, acknowledged before me, on this date that, being informed of the contents of said instrument, he, as such officer with full authority, executed the same voluntarily for and as the act of said Manager as aforesaid.

Given under my hand and seal this the 26th day of March, 2008.

BY: Tara N. Rowman
Notary Public

My commission expires: 5-21-08

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned , as Notary Public in and for said County in said State, hereby certify that Bryan Shanahan whose name is signed to the foregoing instrument as V.P of BANCORPSOUTH, Mortgagee, who is known to me, acknowledged before me, on this date that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily, as an act of said officer, on the day the same bears date.

Given under my hand and seal this the 28 day of MARCH, 2008.

BY: Wendi Riarce
Notary Public

My commission expires: 6·30·10

APPROVED: _____ DATE: 4/10/08
CITY OF CHELSEA, CITY ENGINEER

APPROVED: B. Andrew Wallace DATE: 4/14/08
CITY OF CHELSEA, PLANNING COMMISSION

APPROVED: Karen R. Henderson DATE: 4-16-08
CITY OF CHELSEA, CITY CLERK

APPROVED: _____ DATE: 4/14/08
CITY OF CHELSEA, MAYOR

APPROVED: _____ DATE: 4/15/08
CITY OF CHELSEA, FIRE CHIEF

BE IT RESOLVED, by the City of Chelsea that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of CHESSER RESERVE POOL, which said plat or map is certified to have been made by Carl Daniel Moore as surveyor, at the instance of Chesser Plantation, LLC, as owner and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board, signed by Karen R. Henderson, Chelsea City Clerk, of even date herewith.

Karen R. Henderson DATE: 4-16-18
CITY CLERK

Shelby County, AL 04/17/2008 12:28:58AM FILED/CERT